



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
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"To Enrich Lives Through Effective And Caring Service"

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October 14, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

14 October 14, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**AMENDMENT TO THE AGREEMENT WITH
GLASER WEIL FINK JACOBS HOWARD AVCHEN & SHAPIRO LLP
FOR REAL ESTATE CONSULTING SERVICES
(FIRST, SECOND, AND FOURTH DISTRICTS)
(3 VOTES)**

SUBJECT

This Board letter recommends that the Chief Executive Officer, or his designee, be delegated the authority to amend the agreement with Glaser Weil Fink Jacobs Howard Avchen & Shapiro LLP (Agreement No. AO-13-020) for the provision of real property consultation and negotiation services for Marina del Rey, the Los Angeles Civic Center area, the Martin Luther King, Jr. Hospital, La Plaza Project, and for other similar services, as needed.

IT IS RECOMMENDED THAT THE BOARD:

1. Award and authorize the Chief Executive Officer, or his designee, to amend the agreement with Glaser Weil Fink Jacobs Howard Avchen & Shapiro LLP, for the provision of real property consultation and negotiation services, as needed, for Marina del Rey, the Los Angeles Civic Center area, the Martin Luther King, Jr. Hospital, and to add La Plaza Project.
2. Authorize the Chief Executive Officer to extend the term of contract to June 30, 2016, and increase the contract sum to a maximum not-to-exceed cost of \$1,565,000, upon approval by County Counsel and with notice to the Board.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

For the past two years, Mr. Richard S. Volpert, a partner at Glaser Weil Fink Jacobs Howard Avchen & Shapiro LLC (Glaser Weil), has been providing specialized real estate consultant services to the Chief Executive Office (CEO) on various projects under the scope of Agreement No. AO-13-020.

In addition to finishing the Martin Luther King, Jr. Hospital building lease and operation agreement and the continuing projects in Marina del Rey and the Los Angeles Civic Center area, including the Grand Avenue Project, Glaser Weil will represent the County in negotiations and documentation of agreements with La Plaza de Cultura y Artes Foundation (Foundation).

In order to develop the parcels of land bordering the El Pueblo Historic District, the County must negotiate and finalize the terms of an amended Ground Lease between the County and Foundation, and sublease agreements between Foundation and Trammel Crow Company and/or other developers. The development of the El Pueblo Historic District area is dependent upon the successful execution of these agreements.

The capacity of the existing agreement will be insufficient to complete these projects so additional time and capacity are required. Therefore, amendment of the agreement with Glaser Weil to increase the contract sum by \$500,000 and extend the contract term to June 30, 2016 is necessary to ensure continued consultation services.

Implementation of Strategic Plan Goals

Amending the contract with Glaser Weil for real property-related advice and negotiation services supports the County's Strategic Plan Goal of Operational Effectiveness/Fiscal Sustainability (Goal 1) by streamlining the contracting process.

FISCAL IMPACT/FINANCING

Approval of the proposed amendment to Glaser Weil's contract will increase the overall contract amount by \$500,000 for a new maximum not-to-exceed amount of \$1,565,000. The overall contract amount increase is comprised of \$250,000 to the La Plaza Project fee cap, and a \$250,000 increase to the Civic Center/Grand Avenue Project fee cap.

The contract and the proposed amendment will be funded within the Non-departmental Special Accounts (NDSA) Budget. Funding is available in the Fiscal Year 2014-15 NDSA Budget for expenditures under this contract anticipated in the current fiscal year.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Glaser Weil is a real estate consulting services firm with the necessary specialized technical skills to perform real property consultation and negotiations on behalf of the County.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services as a result of this proposed contract amendment.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal line extending to the right.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:SHK:DJT

TJ:SG:JC:rp

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller